

Exhibit C (May 17, 2017 summary of public comments)

- **Public Comment 1**

- Question 1: How is R1 Hillside defined?
 - Staff Response: The City zoning code defines the hillside area with a diagram and is bound by Sunset Canyon, Walnut Avenue, Bel Aire Drive, Cambridge Drive, Kenneth Road and Scott Road.
- Question 2: If the bus line is terminated how would that effect parking exceptions?
 - Staff Response: If the bus line is running when the ADU is constructed, then the exception applies. The City will not retroactively require the parking.
- Question 3: Can you use pre-fab housing?
 - Staff Response: Yes. As long as you meet the ADU development standards and the building code. The unit needs to be compatible with neighborhood. We will look at each unit individually.
- Question 4: Metering? Can it be separated?
 - Staff Response: It can be separated or you can have one meter. The fees need to be proportional to the unit size.
- Question 5: Garages are setback on property line, how do you accommodate 5' clearance?
 - Staff Response: A property owner can convert at 0 lot line for an existing garage but second story has to be setback 5'.
- Question 6: Garages along the alleyway 5' applies?
 - Staff Response: Yes, the unit will need to be setback 5' from the rear property line or you can convert in place.
- Question 7: What is a historical district?
 - Staff Response: Historical districts are planning areas designated by the City as having historical significance and necessitating special review for future developments within the designated area; there are currently no designated historical districts in the City.
- Question 8: 30 day rental? How will it be monitored?
 - Staff Response: State allows City to limit less than 30 day rentals; we acknowledge the concerns with Air BnB and short term rentals
 - Staff Response: We have a list second dwelling units/accessory dwelling units that we monitor. The City will have a covenant with conditions that prohibits rental for less than 30 days. In order to enforce these rules, the City is looking at ways to enhance code enforcement.
- Question 9: What about view blockage? How relates to neighbors?
 - The ADUS are allowed as by-right as long as you meet the minimum residential development standards. Neighbors were once able to appeal a second dwelling unit approved with a discretionary permit however under the new State law you cannot appeal the ministerial approval of an ADU.
 - Staff spoke about ADUs in the R-1-H the zoning district. We are studying options to allow ADUs in the R-1-H for the public to consider, but for the moment ADUs are not permitted in the R-1-H.

EXHIBIT C-1

- **Public Comment 2**

- Question 1: Can you build the ADU in the same footprint? What about the structural component of converting a garage into an ADU?
 - Staff Response: Yes you can build in the same footprint, but if you replace more than 50% of value of the structure then will need to meet current ADU development standards.
- Question 2: Metering. Will the main house will get charged.
 - Staff Response: Property owners have the option to install separate metering or connect to existing utilities.

- **Public Comment 3**

- Comment: My existing granny flat was approved in 1960. It was not allowed to have a kitchen but it has a bathroom. The 500 sq. ft. limit may require the partial demo of the structure if we want to add a kitchen. The commenter wants a compromise between 500 sq. and 800 sq. ft. size limit for the ADUs.
- Question how does the ordinance extension work?
 - Staff Response: Currently with 500 sq. ft. limit you can construct a 0-1 bedroom ADU.
 - Staff Response: The interim ordinance took effect immediately, and will be in effect for 45 days. Before the 45 days expires staff will need to report back to Council and then request a 10 month 15 day extension. The City could extend the ordinance another year after the 10 moth, 15 extension expires.

- **Public Comment 4**

- Comment 1: The City should allow larger size ADUs in R3 and R4 zones and not require the owner occupied covenant in the R3 and R4 zones.
- Comment 2: Because building in the R3 is so restrictive, ADUs are an attractive alternative. For instance, the City does not require as much parking for an ADU as it does for a unit in the R3 or R4. The commenter also recommended easing the restrictions in the R3 and R4 to encourage more housing.
- Comment 3: Don't extend the ordinance as is. Consider restricting the size of the ADUs based on the FAR of the lot instead of simple sq. ft. restrictions.
- Question 1: What if the City allowed larger sizes for ADUs if parking is provided?
 - The State exemptions for parking would not allow the tradeoff of larger unit for parking.

- **Public Comment 5**

- Question 1: The commenter expressed concerns about the interim ordinance continuing and being only allowed to construct up to 500 sq. ft. Do we lose an opportunity for larger units like in the multi-family district?
 - Staff Response: The concern is we let the interim ordinance lapse we may get larger ADUs and both units can then be rented out. The interim ordinance is not perfect, but we need to work through this together. Without the ordinance the

consequence could be worse. Without an ordinance ADUs could be built at up to 1,200 square feet and not require either unit to be owner occupied.

- **Public Comment 6**

- Question 1: Size depends on where you live like in the hills, larger ADUs may be appropriate rather than in the flats. We have FAR to control sizes. Does it make sense for larger lots to have larger ADUs? How do we address this?
 - Staff Response: We already have FAR and a limit square footage of homes based on lot size and FAR.
 - Staff Response: Council can consider larger units, such as up to 600 sq. ft.
- Question 2: Doesn't allow increase for property taxes or for the school district. Is there anything in the ordinance to address impacts to City services or for the school district?
 - Staff Response: The property could be reassessed with the new ADU. Pass through fees such as sewer fees apply. To verify if school district fees will apply.

- **Public Comment 7**

- Comment 1: The commenter recommend a unit size between 500 to 800 sq. ft. Something like 600 or 650 sq. ft. would be good.
- Question 1: What if we extend the garage and build on top of the addition of the garage. Can we build on top of the new garage?
 - Staff Response: Yes, you can add on to the garage and construct a unit on top of it. You will still need to meet the 5' setbacks for the new ADU.

- **Public Comment 8**

- Question 1: How do unpermitted garages or illegal conversions fit in?
 - Staff Response: We would need to confirm if the structure was legal first. It may be a possible to make some of these unpermitted units permitted. We need to ensure the unpermitted structure meets current standards such as building code.
- Concerned about children being added to the school roll if the units are constructed. Keep the units small so the households are smaller so schools are not impacted with more children.
 - Staff Response: We understand it is an issue with the schools. The statute states the ADUs don't add to the density.

- **Public Comment 9**

- Question 1: Prop 13 limits reassessment. Can we create business tax for rentals? They add more people therefore more of an impact.
- Question 2: Is there Prop 13 abatement for adult children or older parents?
 - Staff Response: The ADUs don't have to be rentals. People can age in place.
 - Staff Response: There are development impact fees in place for building something new in order to pay for the fair share of the cost.

- Staff Response: Business rental license is a good point. We will look at it and see if we do it now. The fee or license for the ADU has to be proportional to the size of the unit.

- **Public Comment 10**

- How many units are coming? Do the units counts towards the City's RHNA?
 - Staff Response: We are not sure how many may be coming perhaps 30 or 40 a year. We currently have 99 ADUs in the City.
 - Staff Response: The units counts toward total for RHNA but they are not income restrictive. Based on the housing need in the City and limited supply, the value of these will be high.
- RHNA. What is it?
 - Staff Response: Housing is an issue of state wide concern. The State projects the number of dwelling units for each region need to meet demand. The numbers are provided to local regional government agencies and then they are assigned to cities based on income level.
 - Staff Response: The current RHNA cycle is 8 years. In addition, we are required to report the number of affordable and ADU units we constructed to the state. Many cities don't meet the assigned RHNA number. In addition, cities need to identify locations to construct units.

- **Public Comment 11**

- Does limiting the ADUs to 500 sq. ft. violates state law?
 - No.